

90-in-90 was the data compilation and analysis effort undertaken by VCRE staff in fall 2014 to determine the existing condition as well as the maintenance and renewal needs of all campus facilities.

90-in-90 consisted of:

- Physical inspection of campus's largest 90 buildings in 90 days
- Review of maintenance and capital renewal records and meetings with facility managers
- Surveys of Facilities Services (FS) staff, the Fire Marshal's office and other campus units

The surveys revealed significant renewal and maintenance needs across the campus. The outcomes of this study have been shared in full with campus building coordinators, facility managers and Deans. For more information about these reports, please contact: Cory Soza, Asset Management, csoza@berkeley.edu or (510) 643-1846.

Real Estate response:

The VCRE responded to the issues, challenges and opportunities identified by 90-in-90 by creating the Asset Management unit. The unit will consist of a team of Regional Facilities Managers who will provide a strategic, best-practice approach to facility maintenance and renewal with an emphasis on accountability, ownership and effective execution of work.

Regional Facilities Manager responsibilities will include:

- Managing the intake and prioritization of FS work and direct coordination with FS staff to efficiently and cost effectively execute the work
- Weekly monitoring quality and performance of work by trades staff
- Monthly coordination and management of Capital Renewal and maintenance projects
- Annual development of a business plan that includes facility and project requirements for the region
- Monitoring tenant improvement, Capital Renewal, and deferred maintenance projects in a region
- Maintaining data on facility condition and planned and completed projects for a region guided by an annual strategic plan
- Monitoring adherence to master plans, budgets and schedules for all Capital Renewal and maintenance activities
- Acting as liaison among region participants to resolve problems and conflicts related to facility and maintenance work
- Quarterly communication to campus leadership regarding region activities and issues
- Annual updates to a preventative Capital Renewal/maintenance plan for the region, including details on coordinating plan implementation, identifying facility renewal needs and working with the Capital Renewal program manager to create a multi-year plan for facility restoration

The VCRE also responded to 90-in-90 by identifying immediate opportunities for repair in FY15 and focusing FY16 Capital Renewal program planning.

- Activity in FY15 includes:
 - A duct cleaning program
 - A window repair program
 - A program of painting projects across the campus
 - An effort to identify, categorize and schedule small scale but highly problematic roof repairs

- The 90-in-90 information will be used to inform the FY16 program in a more comprehensive way than has been possible in the past:
 - Budget call requests for Capital Renewal projects will be assessed using information from 90-in-90 to identify shared opportunities and ensure the most effective and comprehensive approach to repairs
 - 90-in-90 data will be analyzed to identify the most pressing, most feasible, most affordable, and most effective Capital Renewal needs. 90-in-90 data will provide the up-to-date detail needed to create a multi-year renewal program so that reinvestment needs can be properly anticipated

Finally, 90-in-90 provided data to use in the creation of a campus-wide facility database. An interim data management system will be used until Maximo, VCRE's new work order platform, is operational. The regional Facilities Managers will be responsible for maintaining current and thorough data on the buildings in their region. The database will be available to inform decision making across campus.